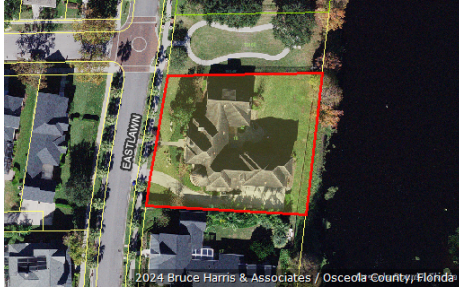




Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 07-25-28-2831-0001-0160



Owner Information

Owner Name	GA REAL ESTATE GROUP LLC
Mailing Address	130 SE 7TH WAY POMPANO BEACH, FL 33060-7389
Physical Address	731 EASTLAWN DR, CELEBRATION FL 34747
Description	SINGLE FAMILY-IMPROVED
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values	Certified Values
Current Value represents working appraised values as of 04/19/2024, which are subject to change prior to certification	Certified Value represents certified values that appeared on the tax roll as of 10/04/2023
Land \$168,000	Land \$147,000
AG Benefit \$0	AG Benefit \$0
Extra Features \$5,400	Extra Features \$5,500
Buildings \$2,481,000	Buildings \$2,385,200
Appraised(just) \$2,654,400	Appraised(just) \$2,537,700
Assessed(estimated) \$2,407,330	Assessed* \$2,188,482
Exemption(estimated) \$0	Exemption \$0
Taxable(estimated) \$2,407,330	Taxable \$2,188,482
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5576-1105	\$2,000,000	2019-05-30	WD
1	4053-2122	\$100	2010-10-25	QC
2	3644-1593	\$100	2008-02-13	QC
3	2356-1778	\$305,000	2003-09-30	WD
4	2258-1368	\$100	2003-05-19	QC
5	2258-1365	\$220,000	2003-05-19	SW
6	1884-2840	\$0	2001-05-03	QC

Land Information - Total Acreage: 0.48

Land Description	Units	Depth	Land Type	Land Value
ESTATE	1.00	0.00	LT	\$168,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
BALCONY DECK GOOD	12	2007	\$48
METAL FENCING 4 FT HIGH AVERAGE	225	2022	\$3,252
BRICK/TILE PAD/PATIO	475	2015	\$2,066

Building Information

Building 1

Description	SINGLE FAMILY	Bedrooms	6
Year Built	2007	Bathrooms	5
Value	\$2,481,000	Fixtures	
Actual Area	9125	Roof Cover	8 SLATE
Heated Area	6474	Exterior Wall	(0.30) 9 FRAME STUCCO/BRICK (0.70) 14 CONCRETE BLOCK STUCCO/BRICK

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
GARAGE FINISHED	GRF	2007	1268
UPPER STORY UNFINISHED	USU	2007	275
OPEN PORCH FINISHED	OPF	2007	144
UPPER STORY FINISHED	USF	2007	2618
BASE AREA	BAS	2007	3856
OPEN PORCH FINISHED	OPF	2007	460
OPEN PORCH FINISHED	OPF	2007	456
OPEN PORCH FINISHED	OPF	2007	48

Legal Description

Legal Description	CELEBRATION EAST VILLAGE UNIT 1 PB 12 PGS 178-197 LOT 16
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Building 1 Sketch

